



# STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS • GENERAL CONTRACTORS

1301 Lawson Road • Fort Worth, Texas 76131

## Amendment 1

### Exhibit 'G' - Guaranteed Maximum Price

Date:

October 23, 2006

**Project:** New Elementary School No. 19  
Keller Independent School District  
Keller, Texas

**Architect:** VLK Architects, Inc.  
**Architect Project No.:** 2617.00

**SFI Job No.:** 3905

#### Guaranteed Maximum Price Recap

Keller Elementary School No. 19 Total Construction Cost	<b>\$ 12,262,008</b>
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#### Accepted Alternates:

Provide Ceramic Wainscot in lieu of Vinyl Wall Covering	\$ 27,114
Furnish/Install Access Controls & Digital Video Systems - ENTECH Sales and Service - AD #4	\$ 60,329
<b>Accepted Alternate Total:</b>	<b>\$ 87,444</b>

#### Accepted Value Engineering:

Provide SBS Roofing System in lieu of Coal Tar Elastomeric Roofing System	\$ (21,499)
Provide isolation for the inline pumps similar to the isolation required for the duplex pumps. Remove the	\$ (20,076)
Delete the requirement for makeup water stations, automatic air vents, low point drains and chemical treatment	\$ (31,494)
Delete specification requirement to dehumidify the building.	\$ (1,052)
Change spiral pipe on all concealed round ductwork to snaplock as per 2" SMACNA standards	\$ (2,139)
Approval to use short radius adjustable elbows on concealed round duct only	\$ (5,296)
Provide straight spin-in taps in lieu of conical spin-in taps	\$ (1,925)
Relocate return air grills in the classrooms to just above the doors	\$ (1,127)
Provide round duct in lieu of rectangular duct at ceiling exhaust fans. Delete 1" liner 10' downstream of fan discharge at these fans only.	\$ (5,636)
Provide round ductwork at the unlined portions in lieu of the rectangular supply duct that serves the Classrooms.	\$ (8,866)
Provide Leonard 1520A-DT mixing valve for the main water heaters and Leonard 220 mixing valves for the hand sinks in the kitchen in lieu of specified mixing valves.	\$ (4,610)
Furnish revised water boiler storage tank (installed at the past (4) Keller ISD ES Schools) in lieu of the specified water boiler storage tank.	\$ (9,393)
Furnish alternate HVAC System in lieu of specified - ERV System	\$ (194,241)
Use PVC for above ground waste and vent hubs	\$ (12,523)
Alternate Athletic Equipment: Performance Sports Systems in lieu of Porter	\$ (2,426)
Furnish Polyquard flashing in lieu of specified DuPont Elvaloy	\$ (25,360)
Use M/C Cable in concealed walls	\$ (12,523)
Use Aluminum Feeder Wire. All branch wiring will remain copper.	\$ (43,832)
Furnish/Install VCT at Platform and Carpet at Stairs & Risers in lieu of Wood Strip Flooring. Includes rubber nosing at top step.	\$ (13,895)
AD #4 - Electrical Clarifications, Kitchen Equipment Clarifications and Reduced Access Controls/Digital Video System Scope of Work.	\$ 6,501
<b>Accepted Value Engineering Total:</b>	<b>\$ (411,413)</b>

**Base Bid with Accepted Alternates and Value Engineering: \$ 11,938,039**

**Deduct as per CMAR: \$ (138,039)**

**Guaranteed Maximum Price: \$ 11,800,000**